

 **PROPERTY EXPLORER**

Property Explorer Static

**Property Location**

222 SW 7th St

Dania Beach, FL 33004

Value Estimate

\$382,791

Effective Date

6/1/2026

222 SW 7th St Dania Beach, FL 33004 County: Broward County

HouseCanary Value

High Confidence (87%)
FSD: 0.13

\$382,791

\$387/ft²

Low | High

\$332,058
\$335/ft²

\$433,524
\$438/ft²

HouseCanary Rental Value

High Confidence (91%)
FSD: 0.09

\$2,730

\$2.76/ft²

Low | High

\$2,472
\$2.50/ft²

\$2,989
\$3.02/ft²

Subject

APN # 51-42-03-06-0590

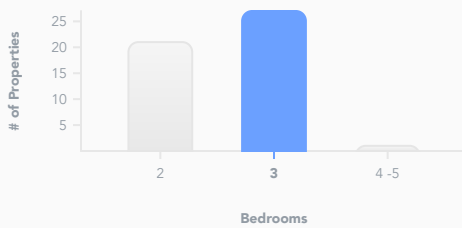
Property Type	Single Family Detached	Year Built	1959
Beds	3	Lot Size	— ft ²
Baths	2	Owner Occupied	Yes
GLA	990 ft ²	HOA Fee	—
Sq. Ft. Above Grade	— ft ²	HOA Fee Includes	—
Sq. Ft. Below Grade	— ft ²	Tax Amount (Year)	\$1,052 (2014)
Condition	Worn But Adequate		

Transaction History

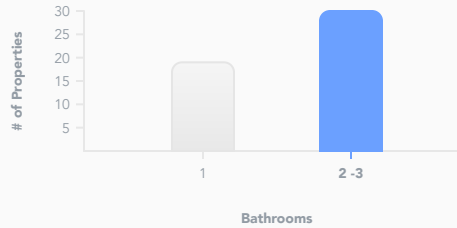
Date	Event	Type	Price	Appreciation	ADOM	Source
9/7/2015	Closed	Distressed	\$87,000	-15% (-\$15,000)	111	mls+deed
5/19/2015	Active	Distressed	\$82,500	—	—	mls
8/26/2014	Closed	Distressed	\$102,000	—	—	deed
1/23/2013	Closed	Arms-Length	\$—	—	—	deed
5/1/1991	Deed Recorded	—	\$7,857	—	—	deed

Subject's Comparability to Market

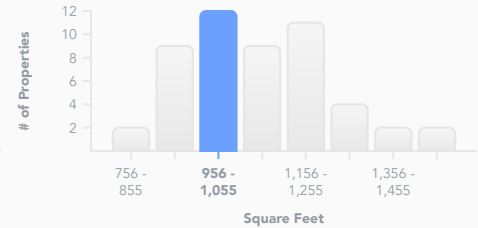
Bedrooms



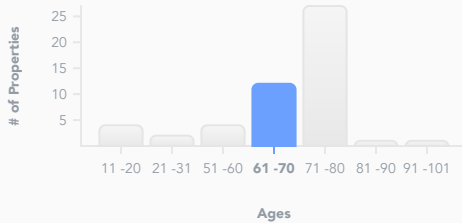
Bathrooms



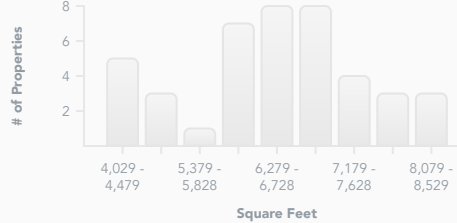
Square Feet



Age



Site Area

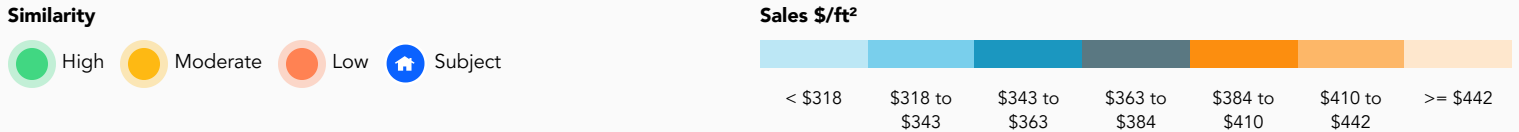
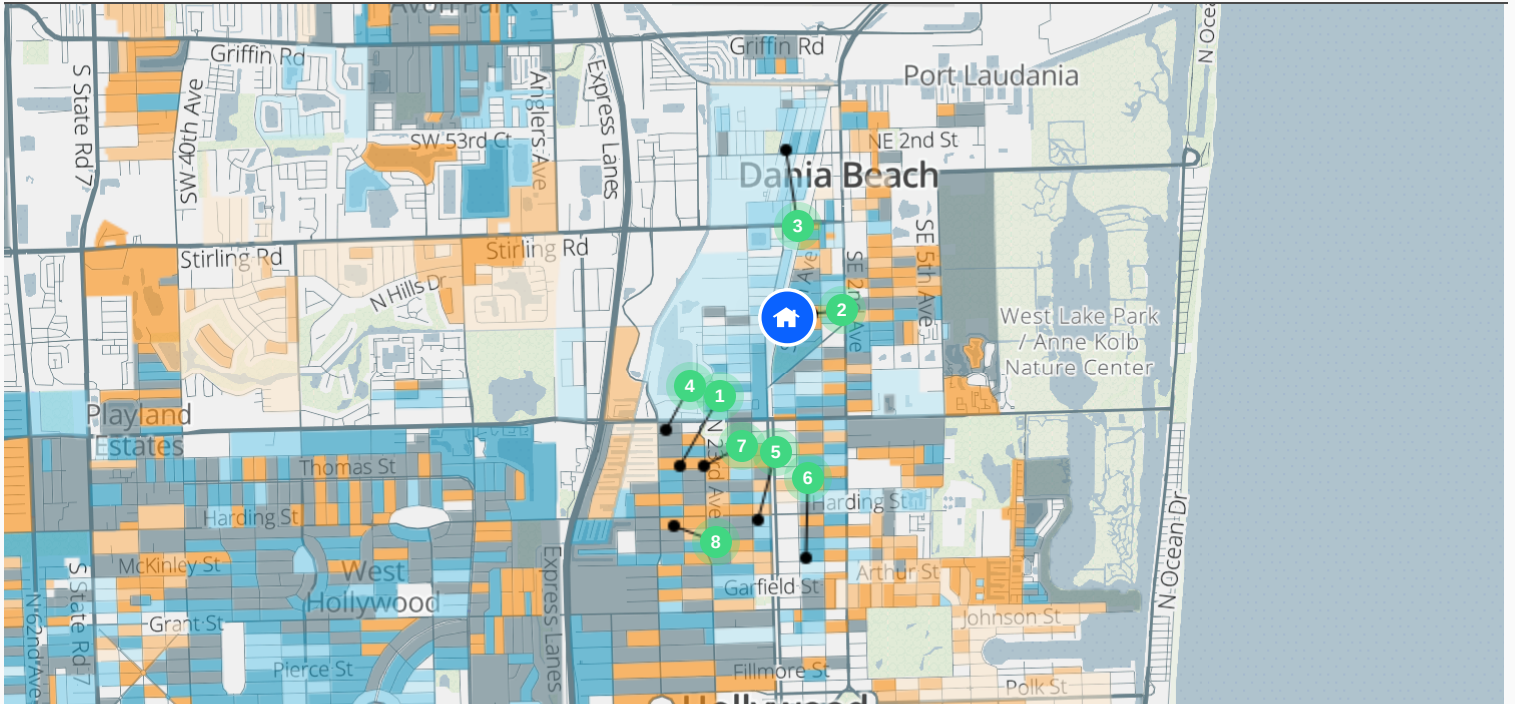


Legend

- Subject Property
- Nearby properties

222 SW 7th St Dania Beach, FL 33004 County: Broward County






HouseCanary Suggested Sold & Active Comparables (1 of 3)



#	Address	Distance	Status	Market \$	Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	222 SW 7th St	—	Closed	\$87,000	9/7/2015	3	2	990 ft²	— ft²	Single Family Detached	1959
	2503 Scott St Hollywood, FL 33020	1.07 mi	Pending	\$397,000	5/13/2026	3	1	963 ft²	6,535 ft²	Single Family Detached	1952
	218 SW 7th St Dania Beach, FL 33004	0.01 mi	Active	\$500,000	5/21/2026	3	2	1,127 ft²	7,406 ft²	Single Family Detached	1950
	109 NW 7th Ave Dania Beach, FL 33004	0.88 mi	Closed	\$308,000	5/13/2026	3	2	1,029 ft²	5,228 ft²	Single Family Detached	1959
	2535 Sherman St Hollywood, FL 33020	0.99 mi	Pending	\$525,000	5/25/2026	3	2	1,173 ft²	6,741 ft²	Single Family Detached	1954
	2126 Taft St Hollywood, FL 33020	1.13 mi	Closed	\$425,000	4/29/2026	3	1	1,237 ft²	6,535 ft²	Single Family Detached	1955
	1939 Arthur St Hollywood, FL 33020	1.30 mi	Closed	\$350,000	12/16/2025	2	1.5	870 ft²	6,534 ft²	Single Family Detached	1948
	2403 Scott St Hollywood, FL 33020	0.99 mi	Closed	\$450,000	12/12/2025	3	2	1,128 ft²	8,243 ft²	Single Family Detached	1949
	2515 Roosevelt St Hollywood, FL 33020	1.34 mi	Closed	\$410,000	5/8/2026	2	1	864 ft²	6,970 ft²	Single Family Detached	1957




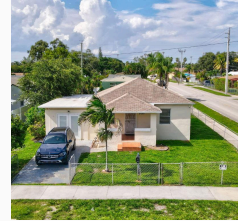

222 SW 7th St Dania Beach, FL 33004 County: Broward County

HouseCanary Suggested Sold & Active Comparables (2 of 3)

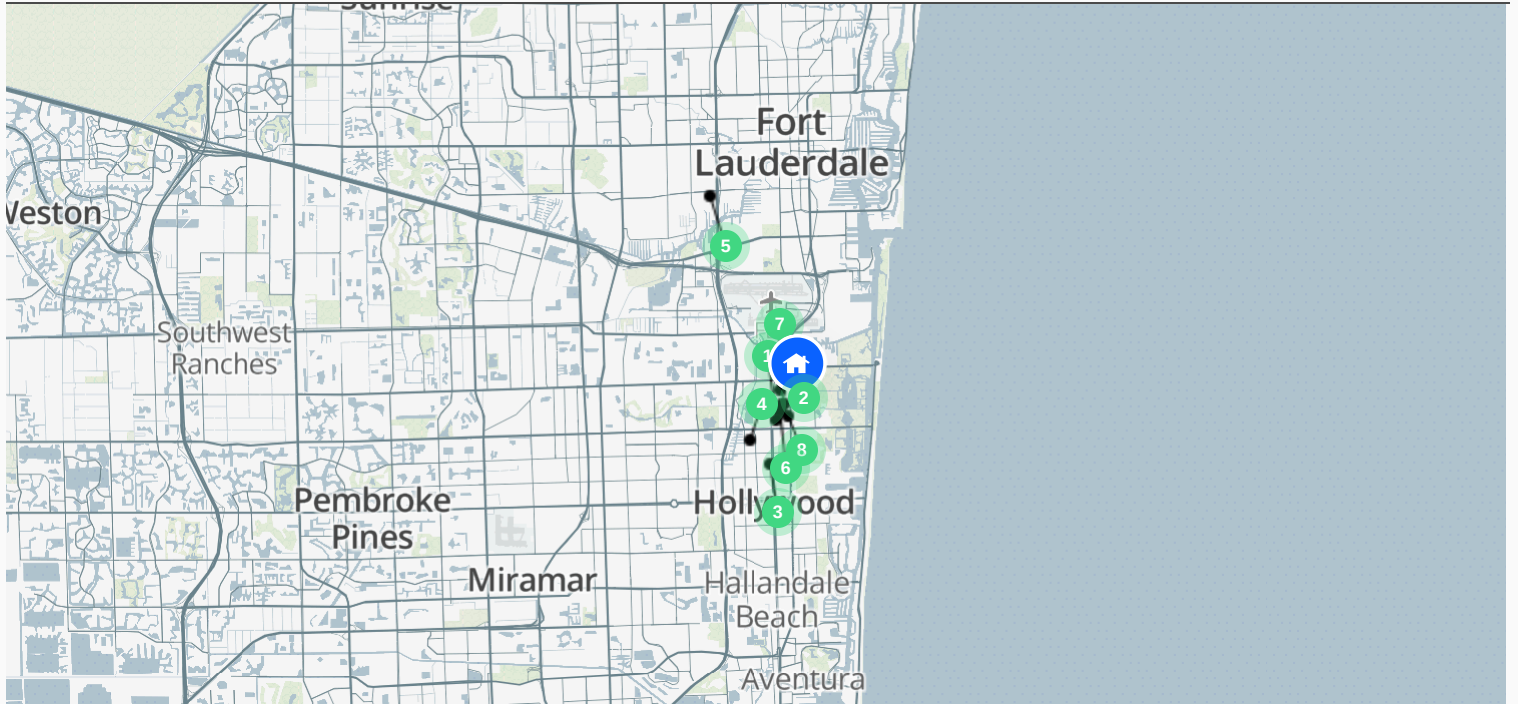
	Subject	Comp 1	Comp 2	Comp 3	Comp 4
					
Address	222 SW 7th St Dania Beach, FL 33004	2503 Scott St Hollywood, FL 33020	218 SW 7th St Dania Beach, FL 33004	109 NW 7th Ave Dania Beach, FL 33004	2535 Sherman St Hollywood, FL 33020
Similarity	—	●●● 93	●●● 92	●●● 92	●●● 88
Distance	—	1.07 mi	0.01 mi	0.88 mi	0.99 mi
Sale Date	9/7/2015	3/16/2026	9/22/2022	5/13/2026	9/26/2016
Sale Price	\$87,000	\$225,000	\$260,000	\$308,000	\$184,000
Sale Price/ft²	\$87.88/ft ²	\$234/ft ²	\$231/ft ²	\$299/ft ²	\$157/ft ²
List Date	5/19/2015	5/7/2026	3/31/2026	4/6/2026	5/29/2026
List Price	\$82,500	\$397,000	\$500,000	\$425,000	\$525,000
List Price/ft²	\$83.33/ft ²	\$412/ft ²	\$444/ft ²	\$413/ft ²	\$448/ft ²
Bedrooms	3	3	3	3	3
Bathrooms	2	1	2	2	2
Square Feet	990 ft ²	963 ft ²	1,127 ft ²	1,029 ft ²	1,173 ft ²
Sq. Ft. Above Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Sq. Ft. Below Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Lot Size	— ft ²	6,535 ft ²	7,406 ft ²	5,228 ft ²	6,741 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1959	1952	1950	1959	1954
Listing Status	Closed	Pending	Active	Closed	Pending
Subdivision	DANIA HEIGHTS EXT 5-19 B	HOLLYWOOD PARK	DANIA HEIGHTS EXT	TOWN OF MODELO (DANIA) B-49 D	Hollywood Park 4-19 B
Active D.O.M.	111	6	61	4	167
Cumulative D.O.M.	111	20	61	37	174
Current Value	\$382,791	\$390,193	\$507,180	\$307,966	\$511,689
Pool	No	No	No	No	No
Garage Spaces	0	—	—	—	4
Stories	1	1	1	1	1
Basement	Unknown	Unknown	Unknown	Unknown	Unknown
Distressed	Yes	No	No	No	No
Flip	No	Yes	No	Yes	No
Market Price	\$87,000	\$397,000	\$500,000	\$308,000	\$525,000
HPI Adjustment	—	\$1,359	\$1,275	\$922	\$1,844
HC Adjustment	—	\$8,810	-\$12,625	\$11,617	-\$23,955
Adjusted Value	—	\$407,169	\$488,650	\$320,539	\$502,889

222 SW 7th St Dania Beach, FL 33004 County: Broward County

HouseCanary Suggested Sold & Active Comparables (3 of 3)

	Subject	Comp 5	Comp 6	Comp 7	Comp 8
					
Address	222 SW 7th St Dania Beach, FL 33004	2126 Taft St Hollywood, FL 33020	1939 Arthur St Hollywood, FL 33020	2403 Scott St Hollywood, FL 33020	2515 Roosevelt St Hollywood, FL 33020
Similarity	—	● ● ● 88	● ● ● 88	● ● ● 86	● ● ● 86
Distance	—	1.13 mi	1.30 mi	0.99 mi	1.34 mi
Sale Date	9/7/2015	4/29/2026	12/16/2025	12/12/2025	5/8/2026
Sale Price	\$87,000	\$425,000	\$350,000	\$450,000	\$410,000
Sale Price/ft²	\$87.88/ft ²	\$344/ft ²	\$402/ft ²	\$399/ft ²	\$475/ft ²
List Date	5/19/2015	2/6/2026	11/10/2025	8/29/2025	2/20/2026
List Price	\$82,500	\$450,000	\$350,000	\$459,000	\$399,900
List Price/ft²	\$83.33/ft ²	\$364/ft ²	\$402/ft ²	\$407/ft ²	\$463/ft ²
Bedrooms	3	3	2	3	2
Bathrooms	2	1	1.5	2	1
Square Feet	990 ft ²	1,237 ft ²	870 ft ²	1,128 ft ²	864 ft ²
Sq. Ft. Above Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Sq. Ft. Below Grade	— ft ²	— ft ²	— ft ²	— ft ²	— ft ²
Lot Size	— ft ²	6,535 ft ²	6,534 ft ²	8,243 ft ²	6,970 ft ²
Property Type	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
Year Built	1959	1955	1948	1949	1957
Listing Status	Closed	Closed	Closed	Closed	Closed
Subdivision	DANIA HEIGHTS EXT 5-19 B	HOLLYWOOD PARK 4-19 B	St James Park Second Add	HOLLYWOOD PARK 4-19 B	HOLLYWOOD PARK 4-19 B
Active D.O.M.	111	50	18	44	52
Cumulative D.O.M.	111	82	36	105	77
Current Value	\$382,791	\$423,735	\$344,834	\$439,030	\$409,985
Pool	No	No	No	No	No
Garage Spaces	0	—	0	0	0
Stories	1	1	1	1	1
Basement	Unknown	Unknown	Unknown	Unknown	Unknown
Distressed	Yes	No	No	No	No
Flip	No	No	No	No	Yes
Market Price	\$87,000	\$425,000	\$350,000	\$450,000	\$410,000
HPI Adjustment	—	\$2,981	\$4,372	\$9,192	\$1,405
HC Adjustment	—	-\$4,201	\$45,337	-\$53,619	\$26,950
Adjusted Value	—	\$423,780	\$399,709	\$405,573	\$438,355

222 SW 7th St Dania Beach, FL 33004 County: Broward County

HouseCanary Suggested Rental Comparables

Similarity
● High ● Moderate ● Low ● Subject

#	Address	Distance	Rental Listing Status	Rental \$	Rental \$ Date	Beds	Baths	GLA	Lot Size	Property Type	Year Built
	222 SW 7th St	—	—	\$—/mo.	—	3	2	990 ft²	— ft²	Single Family Detached	1959
	1 330 SW 13th St Unit 330 Dania, FL 33004	0.38 mi	Closed	\$2,850/mo.	11/1/2025	3	2	1,050 ft ²	8,119 ft ²	Single Family Detached	1944
	2 218 SW 7th St Dania Beach, FL 33004	0.01 mi	Closed	\$3,000/mo.	7/28/2025	3	2	1,127 ft ²	7,406 ft ²	Single Family Detached	1950
	3 2118 Cleveland St Hollywood, FL 33020	1.31 mi	Closed	\$2,700/mo.	3/30/2025	3	2	1,020 ft ²	6,707 ft ²	Single Family Detached	1946
	4 2510 Liberty St Hollywood, FL 33020	1.06 mi	Closed	\$3,200/mo.	2/27/2025	3	2	1,224 ft ²	6,732 ft ²	Single Family Detached	1953
	5 1327 SW 22nd Ave Fort Lauderdale, FL 33312	4.67 mi	Pending	\$2,250/mo.	5/28/2026	2	1	878 ft ²	7,406 ft ²	Single Family Detached	1953
	6 243 SW 9th St Dania Beach, FL 33004	0.17 mi	Closed	\$3,200/mo.	5/13/2025	3	1	1,101 ft ²	6,389 ft ²	Single Family Detached	1956
	7 244 SW 3rd Pl Dania Beach, FL 33004	0.27 mi	Closed	\$3,000/mo.	3/15/2026	3	2	1,440 ft ²	— ft ²	Single Family Detached	1952
	8 37 SW 11th St Dania Beach, FL 33004	0.28 mi	Closed	\$3,150/mo.	2/28/2025	2	1	1,056 ft ²	8,151 ft ²	Single Family Detached	1953

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Market Risk


Risk of Decline
67.2%

Risk Level
High

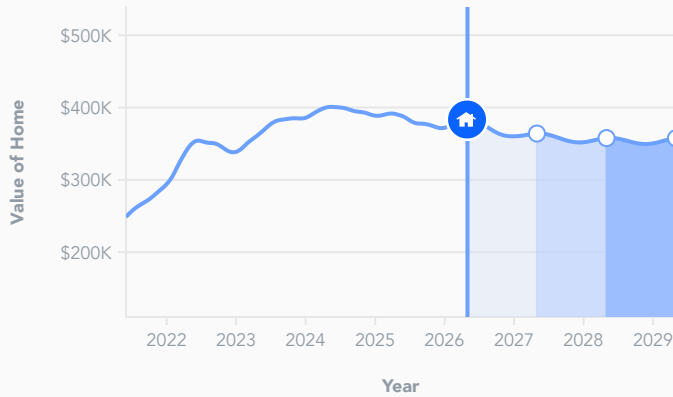
This month last year
23.5%

Neighborhood & Subject Marketability

 **Insufficient Data:**
HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

 **Insufficient Data:**
HouseCanary data unavailable for this property at this time. We are working to improve our data each day.

HouseCanary Forecast Based on Zipcode Market Conditions



3 Year Growth

1 Year	-5%	2 Year	-7%	3 Year	-7%
2027	\$364,034	2028	\$357,756	2029	\$357,526

Glossary

HouseCanary Value	<p>This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value.</p> <p>Source: HouseCanary analysis</p>
HouseCanary Rental Value	<p>This is HouseCanary's estimated monthly rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.</p> <p>Source: HouseCanary analysis</p>
Active	<p>Active listings within a 1 year timeframe near the subject property.</p> <p>Source: Local MLS</p>
Comparable Properties	<p>All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics.</p> <p>Source: Public Record, HouseCanary analysis</p>
Current Value	<p>Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index.</p> <p>Source: Public Record, HouseCanary Automated Valuation Model</p>
Days on Market	<p>The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Forecast Standard Deviation (FSD)	<p>A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence.</p> <p>Source: House Canary analysis</p>
HouseCanary Suggested Comps	<p>HouseCanary's suggested comparables based on similarity and property type, within the same state and a 6-month timeframe.</p> <p>Source: HouseCanary analysis</p>
MSA 1-Year Risk of Decline	<p>The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Months of Supply	<p>The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.</p> <p>Source: Local MLS, HouseCanary analysis</p>

Glossary Continued

Non-Disclosure State

In non-disclosure states (or counties) both the transaction sales price and date may be unavailable. This is because these states are not required or cannot legally disclose such information to the public. As a result, HouseCanary relies on other sources (like MLS) to complement the data when possible. The following eleven states are considered non-disclosure: Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, Texas, Utah and Wyoming.

Source: Public Record, MLS

Occupancy Type

Owner occupancy indicates whether the owner of the home is the primary resident

Source: Public Record

Property Type

Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Multifamily. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.

Source: Public Record

Similarity

HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.

Source: Public Records, MLS, HouseCanary analysis

Subject's Comparability to Market

All nearby properties and associated attributes. This chart allows for comparison of the subject property attributes with nearby properties.

Source: Public Record, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local Multiple Listing Service (MLS). Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Property Explorer for every property.

For questions, please contact HouseCanary at support@housecanary.com.

Disclaimer

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